



Chesterton Road, Cambridge, Cambridgeshire
CB4 1BZ

Pocock + Shaw

120 Chesterton Road
Cambridge
Cambridgeshire
CB4 1BZ

A substantial semi-detached period house
enjoying a prime near central city location.

- Substantial semi-detached period property
- Sought after near central location
- Currently arranged as 8 bedroom HMO
- Would make a fine family home
- Kitchen/ Dining room
- Gas central heating
- Double glazing
- Southerly facing rear garden
- Garage, store and parking
- No upward chain

Guide Price £975,000



This spacious semi detached period property is constructed of brick elevations under a slate roof. The property offers accommodation over 3 floors and is currently arranged as an 8 bedroom HMO and could be retained as an investment (average rental per room works out at £700 per month) or easily converted with a bit of re-modelling to make a fine family residence.

Chesterton Road is within a much sought after residential area of the city and provides good access to the city centre, A14/M11 as well as the Cambridge North railway station and Science Park.

In detail the accommodation comprises:

Ground Floor

Recessed porch with lighting, floor tiles, gas meter, upvc double glazed door to

Entrance hall spacious hallway with stairs to first floor, radiator and decorative corbels, door to kitchen/ breakfast room and door to understairs cupboard/ electrical room.

Inner lobby with doors to rooms 1 and 2.

Room 1 15'5" x 13'11" (4.70 m x 4.24 m) with bay window to front, corncing, radiator, ceiling rose, attractive pine fireplace with tiled slips.

Room 2 13'8" x 12'4" (4.17 m x 3.76 m) with upvc double glazing, double glazed side panel to rear garden.

Kitchen/breakfast room 18'3" x 9'10" (5.56 m x 3.00 m) with window to side, range of fitted wall and base units with roll top work surfaces and tiled splashback, stainless steel sink unit and drainer with mixer tap, space for electric cooker, space for under counter fridge and fridge/freezer, space and plumbing for washing machine, wall mounted Vaillant gas combination boiler, ceramic tiled flooring, doorway to ground floor rear lobby area (see later) and doorway to

Side entrance lobby with upvc door to rear garden, coat hooks.

Ground floor rear lobby area with tongue and groove wainscoting, fitted wall units, radiator, doors to separate WC (see later).

Bathroom modern bathroom suite with window to side, panelled bath with chrome shower unit over, WC, wash handbasin with recessed display shelf, mirror and strip light over, tiling to one wall with attractive glass mosaic tiled border, extractor fan, radiator, further window to rear.

Separate WC with WC and window to rear.

First Floor

Landing with understairs cupboard with lighting and coat hooks, radiator, door to inner lobby leading to rooms 3 and 4, door to rear inner lobby with doors to rooms 5 and 6, door to

Shower room with window to front, corner shower cubicle with chrome shower unit, half tiled walls with attractive mosaic coloured glass tiled border, wash handbasin with shaver point and mirror over, WC, chrome heated towel rail, extractor fan.

Inner lobby with doors to

Room 3 15'7" x 12'4" (4.75 m x 3.76 m) with bay window to front, built in wardrobes to one wall, radiator.

Room 4 13'11" x 12'5" (4.25 m x 3.78 m) with window to rear, radiator, built in wardrobe cupboard with hanging rail and cupboard over, wash handbasin with tiled splashbacks and mirror over.

Inner hallway 9'3" x 2'11" (2.82 m x 0.89 m) with loft access hatch, radiator, doors to rooms 5 and 6.

Room 5 9'3" x 7'6" (2.82 m x 2.29 m) with two windows to side, vanity wash handbasin with mirror over, radiator.

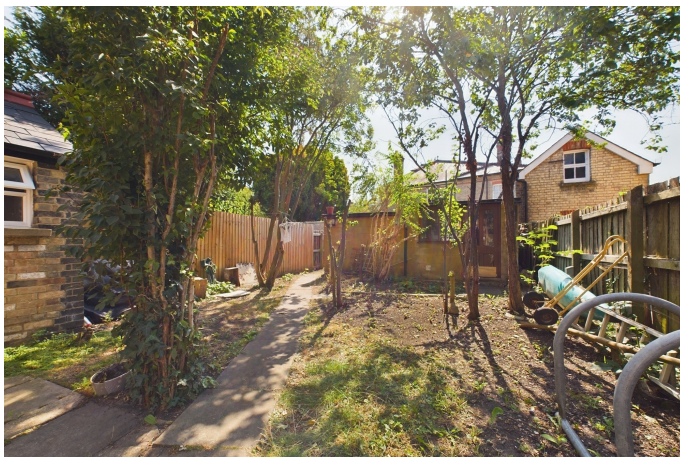
Tenure The property is Freehold

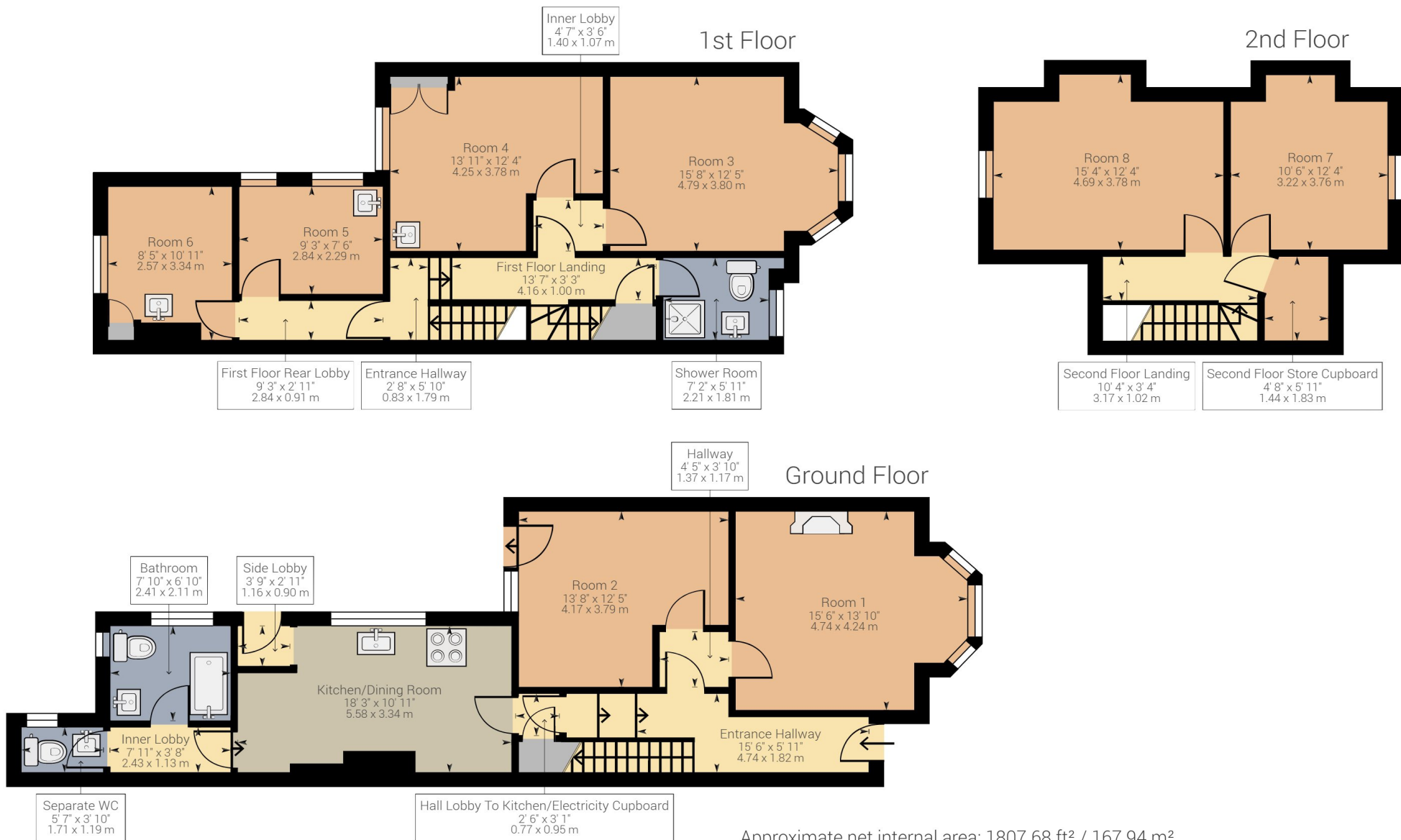
Council Tax Band G



Viewing By Arrangement with Pocock + Shaw

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





Approximate net internal area: 1807.68 ft² / 167.94 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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